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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 04098048**

**Address:** [2421 RAND ST](#)  
**City:** FORT WORTH  
**Georeference:** A1228-70  
**Subdivision:** PURVIS, J L SURVEY  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7441049614  
**Longitude:** -97.2569985974  
**TAD Map:** 2072-388  
**MAPSCO:** TAR-079E



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** PURVIS, J L SURVEY Abstract  
1228 Tract 70

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1930

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$220,739

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04098048  
**Site Name:** PURVIS, J L SURVEY-70  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,887  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 63,162  
**Land Acres<sup>\*</sup>:** 1.4500  
**Pool:** N

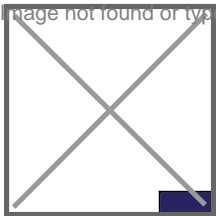
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
ESPINOZA DAISY  
**Primary Owner Address:**  
2421 RAND ST  
FORT WORTH, TX 76103-3246

**Deed Date:** 2/15/2010  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D210036787](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YARBOROUGH CAROLEE L	8/21/1997	<a href="#">D203278414</a>	0017005	0000264
YARBOROUGH CAROLEE L	8/21/1997	00000000000000	0000000	0000000
YARBROUGH WILLIAM LEE	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$137,577	\$83,162	\$220,739	\$176,376
2024	\$137,577	\$83,162	\$220,739	\$160,342
2023	\$126,120	\$83,162	\$209,282	\$145,765
2022	\$122,608	\$24,000	\$146,608	\$132,514
2021	\$103,241	\$24,000	\$127,241	\$120,467
2020	\$128,741	\$24,000	\$152,741	\$109,515

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.